COMM SW COR OF SE1/4 OF SE1/4, R
NE 28 DEG 454.91 FT FOR POB, CON
SE 100 FT, SW 217.8 FT, NW 100 F

COTHRAN CHRISTINA NICOLE
3607 SW SISTERS WELCOME RD
LAKE CITY, FL 32024

2026

14-4S-16-02960-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

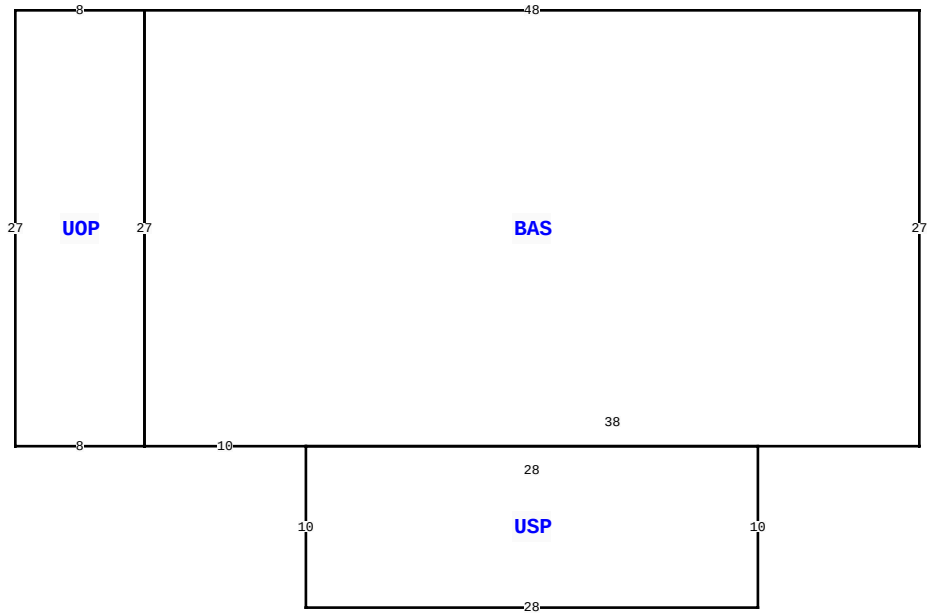
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	14416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	36,050
UOP	216	25		54	1,502
USP	280	35		98	2,726
TOTALS	1,792			1,448	40,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,448	115.9000	69.54	100,694	1995	2001	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2020 Heated Area: 1296 HX Base Yr 2020



3607 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		40,278
TOTAL MARKET OB/XF VALUE		16,375
TOTAL LAND VALUE - MARKET		9,750
TOTAL MARKET VALUE		66,403
SOH/AGL Deduction		8,487
ASSESSED VALUE		57,916
TOTAL EXEMPTION VALUE	HX HB	32,916
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		66,403
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		66,403

SALE:3:1: HAS WELL & SEPTIC TANK-NOT TYPICAL SALE

SALE:2:1: ASSESSED 217.80 FF

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1376/1475	1/15/2019	WD	Q	I	01	74,000
GRANTOR: JOHN & LYNETTE PEART						
GRANTEE: CHRISTINA NICOLE CO						
1340/1829	7/07/2017	WD	Q	I	01	37,500
GRANTOR: JOHN HENRY DOUGLAS						
GRANTEE: JOHN & LYNETTE PEAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 UOP= W8 S27 E8 N27$ S27 E10 USP= S10 E28 N10 W28$
E38 N27$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	100	8	8	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0252	LEAN-TO W/	0	100	8	23	184.00	UT	2.00	2.00	50	1994	1994	3	50	184	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	7	11	77.00	UT	2.00	2.00	50	1994	1994	3	50	77	
5	0166	CONC,PAVMT	0	100	10	30	300.00	UT	2.00	2.00	100	1994	1994	3	100	600	
6	0060	CARPORT F	0	100	16	26	416.00	UT	5.00	5.00	50	1994	1994	3	50	1,040	
7	0070	CARPORT UF	0	100	12	26	312.00	UT	3.00	3.00	50	1994	1994	3	50	468	
8	0294	SHED WOOD/	0	100	9	9	81.00	UT	12.00	12.00	50	2009	2009	3	50	486	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
10	0296	SHED METAL	0	100	10	12	120.00	UT	11.00	11.00	100	2009	2009	3	100	1,320	

LAND DESCRIPTION

TOTAL OB/XF 11,475

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	218.00	100.00	0.50	AC		1.00	1.00	1.50	13,000.00	19,500.00	9,750							

REVIEW DATE 11/11/2024 BY KS Total Acres: 0.50 Total Land Value: 9,750 Market: 0 Agricultural: 0 Common: 9,750 PRINTED 03/25/2026 BY SYS

COMM SW COR OF SE1/4 OF SE1/4, R
NE 28 DEG 454.91 FT FOR POB, CON
SE 100 FT, SW 217.8 FT, NW 100 F

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3607 SW SISTERS WELCOME RD
LAKE CITY, FL 32024

2026

14-4S-16-02960-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

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TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
11	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
12	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
13	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 4,900

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/11/2024 BY KS Total Acres: 0.50 Total Land Value: 9,750 Market: 0 Agricultural: 0 Common: 9,750 PRINTED 03/25/2026 BY SYS